

FAIRMONT HILL HOA

DECK CARE SHEET

CARE AND MAINTENANCE RECOMMENDATIONS

1. Normal maintenance should consist of periodic washing with a mild soap (i.e. T.S.P.) and water solution - stiff broom and hose down.
2. Planter boxes or flowerpots should be moved every 2-3 months to allow the deck system to completely dry. Planters that drain onto the deck surface may cause staining due to the natural salts inherent in the soil. Self-contained or internal drainage systems should be considered.
3. The use of "Astro-turf" or carpet is **NEVER** allowed by the Association. " Astro-turf" will hold water and will promote the premature delamination of the deck and sub-straight. Also, cracks or other potential problems are hidden from view for early correction. Homeowner will assume all responsibility of the damage to the deck due to the use of "Astro-turf" or Carpet.
4. Patio furniture, chairs, and tables should have 2" coasters at leg ends to prevent damaging / denting the finished surface.
5. Items placed on the deck weighing more than 50 lbs (i.e., planters, pots, furniture, etc.) may cause fracturing in the deck surface. Note: The reason plant pots in excess of 50 lbs are not suggested on the decks, is simply that when this type of weight is applied to a slip sheet deck system the weight applied will cause the deck to act as a direct bonded system, not a floating system. Under most situations by moving the pots on a constant basis (2 or 3 month intervals) should help eliminate the potential problem. Standard pedestrian traffic will not affect the coating in the manner.
6. If a problem does develop, such as cracks, cuts, or burns (from briquettes) please notify your Management Company immediately. Repairs are simple if taken care of right away.

Thank you for your cooperation.

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